



WILBERFORCE ROAD, LONDON, N4
£900,000 SHARE OF FREEHOLD

BEAUTIFUL SPLIT-LEVEL 2 BEDROOM WITH PRIVATE SOUTH-WEST FACING GARDEN

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DESCRIPTION:

Set over the ground and first floor of this grand period conversion on the highly sought-after Wilberforce Road is this wonderful two-bedroom flat with a southwest facing private garden. The property has been fully renovated, stands close to 1,100 sq ft and combines generous proportions with excellent entertaining spaces, whilst also benefitting from solid oak floors, fireplace, period features, ample storage and a useful cellar for storage. The sizable living room to the front of the building is flooded in natural light through bay windows at the front of the property, whilst the kitchen diner to the rear offers ample worktop space and leading onto the private rear garden. Both the master bedroom the second double bedroom upstairs overlook the southwest facing garden giving a tranquil and peaceful outlook. The master bedroom benefits from an ensuite shower room while an additional modern, family bathroom can be found off the hallway. The property is presented in superb condition throughout and is offered to the market with a share of freehold.

The flat is set on a no through road and is perfectly located for a selection of fantastic transport links as well as local shops. The village atmosphere at Highbury Barn and Mountgrove Road are just a short distance away along with numerous independent shops, cafes and restaurants. The green open spaces of both Clissold and Finsbury Park are both just moments from the property. It also a very short distance from two fantastic schools, one of which has been rated outstanding at Ofsted. An array of transport links offers effortless access across London with Arsenal and Finsbury Park tube providing the closest underground links on the Piccadilly line and Victoria Line. Numerous bus services located on Blackstock road offer routes to the City, West End and Angel and international transport is facilitated from St Pancras.

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Approx. Gross Internal Floor Area 1063 sq. ft / 98.78 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1031 sq. ft / 95.81 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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